



THE HONG KONG INSTITUTE OF
SURVEYORS

香港測量師學會

18 September 2015

By Fax (2693 2918) & Post

Planning Department
Studies and Research Section
16/F, North Point Government Offices
333 Java Road
North Point, Hong Kong

Dear Sirs

**Re: Hung Shui Kiu New Development Area Planning and Engineering Study –
Stage 3 Community Engagement**

On behalf of the Hong Kong Institute of Surveyors (HKIS), I have much pleasure in submitting our concerns and suggestions on the Government's revised proposal on Hung Shui Kiu New Development Area (NDA).

1. Development of Logistic Area

Significant amounts of land have been zoned for such specific uses of Logistics Facilities (37 ha), Port Back-up, Storage and Workshop uses (24 ha), and Enterprise & Technology Park (9 ha). The general public has not been made aware of any technical assessment report to support such uses. Broader uses should be permitted in these zones to give flexibility for the market to determine the appropriate uses in the future.

Proposed development parameters for the logistics, enterprise and technology quarter should be set out. Plot ratio and height restriction are mentioned in the Stage 2 Engagement Exercise, but not in Stage 3. Would the previous proposition on plot ratio (5) and building height restriction (10-15 storeys) be maintained? Would there be sufficient space to accommodate the current port back-up and open storage users in the NDA (occupying over 190 ha) or would there be any spare capacity left for future growth?

2. Commercial and Office Development

Given the locational advantage of NDA, we recommend to further increase the development intensity of the commercial zone. The proposed plot ratio of the regional

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economic and civic hub and district commercial node (including offices, hotels and retail) is about 8.1 (dividing GFA of 1,939,000 sq.m. by land area of 240,000 sq.m.). A higher plot ratio of say 9.5 could be adopted for this zone.

The Government should consider to further up-scale the office development in the NDA so as to generate more office-related employment opportunities. Some 32,000 job opportunities related to office development are mentioned. On the assumption that each employee in this sector occupies 12 sq.m. on gross, the estimated GFA of office space will only be 384,000 sq.m. This amount of space is less than the total GFA of Taikoo Place in Island East, which is approximately 554,000 sq.m.

Government offices in the NDA could act as a catalyst for commercial development and creation of employment opportunities. The Government could give detailed consideration of accommodating more government activities in the NDA.

Critical mass is essential for the office area to run efficiently and competitively. As the commercial and office GFA is split into two commercial nodes, the HKIS is concerned that the efficiency, competitiveness and synergy effect might be weakened.

3. Diversification of Employment Opportunities

Job opportunities in the NDA should be more diversified. 40% of the total employment opportunities created will be from the Industrial and Logistics Industry. Jobs created from the logistics industry may not match with the skills of the residents of nearby areas, in particular, Tin Shui Wai. An increase in the intensity of the commercial zone will facilitate the creation of more varied job opportunities for the neighbourhood.

4. Shopping Streets and Retail Frontage

Shopping streets with retail frontages are featured in the proposal, which the HKIS sees as a positive response to the criticisms laid against the planning and development of Tin Shui Wai. Those streets could hopefully provide the residents with different opportunities to make use of the street areas for leisure shopping, public meeting spaces and social interactions.

The proposal of terrace podium design requiring setback of the first floor is new. The commercial viability of such design would need to be considered further including: (1) visibility of shops on the first floor, which in turn determine their attractiveness to shoppers, and (2) trade-mix for the podium retail areas like food & beverage and any other retail users.



As shown in the conceptual design of shopping streets, there will be large space in front of ground floor shops, and these shop fronts are without any shade structures. The building design should create a pleasant shopping experience for shoppers. Shopping streets underneath verandahs like in the older Hong Kong buildings are worth considering.

5. Relocation of Vehicle Repair Workshop in Residential Buildings

Vehicle repair workshops in residential areas have posed fire hazards and will need to be relocated. Some of the land, say in the zone of Port Back-up, Storage and Workshop uses (24 ha), may be considered for such relocation.

6. Flat Production and Residential Development Density

We recommend increasing the residential development intensity. The proposed residential intensities compared with the HKPSG are too low. Some R2 and R3 zones could be increased to R1 levels. If there are infrastructure constraints, ways and means should be found to resolve those constraints.

7. Transportation and Infrastructure

The HKIS supports the Government to include a comprehensive cycle track network in the planning stage. Future extension to neighbouring areas should also be considered in the planning of the network.

8. Implementation of the NDA

The Government should review the development restrictions imposed on private sector participation in NDAs so as to speed up the flat supply. While the Enhanced New Town Approach should be adopted, as in the NENT NDA, the restrictions imposed under the Lands Department's Practice Note are too stringent – such as the minimum site area required for application for private development.

9. Greening and Planting

The HKIS would appreciate if the Government can share with the public its tree planting proposal and landscape design of the streets of the NDA apart from the "Green Spine".



The HKIS sincerely hopes that the above ideas and proposals will be further explored. Please feel free to contact myself and/or the HKIS Secretariat on 2526 3679 if the Planning Department would require more information or would like elaboration on the above views.

Thank you for your attention.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'Vincent Ho', written over a horizontal line.

Sr Vincent Ho
President
The Hong Kong Institute of Surveyors

cc Hon Tony Tse, BBS, Legislative Councillor (Fax: 2880 5128)